



**City Planning and Development Department
Citywide Planning Division
Historic Preservation Office**

16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

(816) 513-2902
Fax (816) 513-2899

**Before the
Historic Preservation Commission
of
Kansas City, Missouri**

Commission Members Present

Patrick Bustos
Mike Hardin
Erik Heitman
David Matthews
Joe Mattox

Commission Members Absent

Helen Bryant
Raymond Doswell
Robert Gangwere
Andrew Ray

The regular meeting of the Historic Preservation Commission was called to order at 8:50 a.m., **March 28, 2014**, by the Chairman, **Erik Heitman**, in the Council Chambers, 26th Floor, City Hall.

Erik Heitman, Chairman, asked **Bradley Wolf, City Historic Preservation Officer**, to please stand and be sworn in.

Certificate of Appropriateness

Case No. 2257-C
3648 Wyandotte Street
'Old Hyde Park Historic District'
(construct pergola and solar panels)

Quorum: Bustos; Gangwere; Hardin; Heitman; Matthews; Mattox

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Harmony Souders, Sunsmart Technologies**,

requests approval to construct pergola and solar panels on the property at **3648 Wyandotte Street**, a contributing property in the **‘Old Hyde Park Historic District.’**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
EXHIBIT D - Application
EXHIBIT E - Affidavit of Publication
EXHIBIT F - Affidavit of Mailing
EXHIBIT G - Staff Report
EXHIBIT H - *Secretary of the Interior’s Standards for Rehabilitation*
EXHIBIT I - Designation Ordinance #941441
EXHIBIT J - *Kansas City Urban Design Guidelines*
EXHIBIT K - *Kansas City Historic Resources Survey Form*
EXHIBIT L - Map
EXHIBIT M - Photographs
EXHIBIT N – Plans
EXHIBIT O - Solar Panel
EXHIBIT P – Porch & Pergola Option

That the following new exhibits were introduced and admitted as evidence:

EXHIBIT Q – Fascia Board
EXHIBIT R – Updated Roof Plans

That the applicant, Harmony Souders, and property owner, Gregg Robertson, were in attendance to answer questions and were duly sworn. That Mr. Robertson talked to the design of the pergola and noted that the post would be 4x4, the stone would match the house, and that the color would match the trim color of the house. That Mr. Souders talked to the number of solar panels and the energy requirements of the house.

That the Commission discussed the pergola design, the precedent of a pergola on the side yard and other pergolas in the district, the spatial relationship of the pergola options #2a and #2b, and the stone bases in relationship to the stone porch columns on the house.

That staff stated they would work with the applicants on the size and portions of the stone bases in relationship to the stone porch columns.

That no person spoke in opposition to the proposal.

Mike Hardin made a motion to approve the issuance of a Certificate of Appropriateness to construct pergola and solar panels in Option #2a with the condition that the stone column bases are in scale to the stone porch columns in that it is in conformance with the *Secretary of the Interior’s Standards for Rehabilitation #2, 9 and 10.*

Patrick Bustos seconded the motion and the Historic Preservation Commission **approved** the case by a vote of **4/1** (members Bustos, Hardin, Heitman and Matthews in favor, member Mattox opposed)

Case No. 2260-C
47 West 53rd Street
'Simpson-Yeomans/Country Side Historic District'
(rebuild and alter rear sun porch, replace windows, paint exterior)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicants, **Scott and Trace Parrish**, request approval to rebuild and alter rear sun porch, replace windows, paint exterior on the property at **47 West 53rd Street**, a contributing property in the ***'Simpson-Yeomans/Country Side Historic District.'***

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
EXHIBIT D - Application
EXHIBIT E - Affidavit of Publication
EXHIBIT F - Affidavit of Mailing
EXHIBIT G - Staff Report
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*
EXHIBIT I - Designation Ordinance #53323
EXHIBIT J - *Kansas City Urban Design Guidelines*
EXHIBIT K - *Kansas City Historic Resources Survey Form*
EXHIBIT L - Map
EXHIBIT M - Photographs
EXHIBIT N - Back Porch before work
EXHIBIT O - Plans
EXHIBIT P - Rendering of Paint Scheme and Windows
EXHIBIT Q - Photographs of Rear Porch Condition
EXHIBIT R - Proposed Window
EXHIBIT S - Current Window Conditions
EXHIBIT T - Other window styles in neighborhood
EXHIBIT U - 1940 Tax Assessor Photograph
EXHIBIT V - Examples of Tudor and Craftsman Style Houses for A Field Guide to American Houses

That the following new exhibit was introduced and admitted as evidence:

EXHIBIT W – Sketch Plans for rear sunporch by Domonique Davidson

That the applicants and property owners, Scott & Trace Parrish, were in attendance to answer questions and were duly sworn. That the owners talked to the deterioration of the rear sun porch and the original intent of the work was to limit it to the interior. They talked to the blend of styles of the home and the intent to unify the window design, and they agreed to add muntins to the windows already replaced and match the design of the future window replacements. They also stated that the side porch had originally been open and agreed to withdraw that portion of the application, research the property, and reapply at a later date. That applicant also agreed to work with staff on the final design of the rear sun porch base on the commission comments.

That the Commission discussed the design of the house and the intent of the architects on the original design and the later remodel, the significance of the remodel, the design of the rear sun porch in relationship to the original design, the future rehabilitation plans for the house, the significance of the multiply window designs, the significance of the side porch enclosure.

That Dominique Davidson of Draw Architecture, the project architect, stated that she was recently hired to work on the job that she would work with staff to finalize the design of the rear sun porch to more closely resemble the banding of the windows and details of the roof to the house of the original sun porch.

That staff stated that they would work with the applicants on the final design of the sun porch and they would assist the applicants on research of the property.

That no person spoke in opposition to the proposal.

Mike Hardin made a motion to approve the issuance of a Certificate of Appropriateness to rebuild and alter rear sun porch, and paint the exterior in that it is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2, 5, 6, 9 and 10* and replace windows *with the condition that the existing window replacement add muntins to match the original design and that future window replacement match the design and configuration of the windows that they are replacing, that the final sun porch design be approved by staff*, and **dismissed without prejudice** the portion of the application to remove the porch infill.

Joe Mattox seconded the motion and the Historic Preservation Commission **approved** the case by a vote of 5/0 (members Bustos, Hardin, Heitman, Matthews and Mattox)

Case No. 2261-C

3535 Broadway Avenue

'Ambassador Hotel Historic District'

(replace storefronts, replace windows, and construct roof decks)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Clint Evans**, requests approval to replace storefronts, replace windows, construct roof decks on the property at **3535 Broadway**, a contributing property in the **'Ambassador Hotel Historic District.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
EXHIBIT D - Application
EXHIBIT E - Affidavit of Publication
EXHIBIT F - Affidavit of Mailing
EXHIBIT G - Staff Report
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*
EXHIBIT I - Designation Ordinance #53709
EXHIBIT J - *Kansas City Urban Design Guidelines*
EXHIBIT K - *Kansas City Historic Resources Survey Form*
EXHIBIT L - Map
EXHIBIT M - Photographs
EXHIBIT N - Elevations
EXHIBIT O - Roof Plan
EXHIBIT P - MGM Window Product Sheet
EXHIBIT Q - MANKO Storefront

That the applicant and project architect, Clint Evans, and Angie Gaebler, architect, were in attendance to answer questions and were duly sworn. That the applicants talked to the reuse of the building, the proposed new storefronts, windows and rooftop decks.

That the Commission discussed new storefronts, the significance of the north and south façade windows, and the porch railing.

That staff stated that the storefront had been replaced and that no historic photographs or drawings existed of the storefronts.

That no person spoke in opposition to the proposal.

Mike Hardin made a motion to approve the issuance of a Certificate of Appropriateness to replace storefronts, replace windows, construct roof decks in that it is in conformance

with the *Secretary of the Interior's Standards for Rehabilitation #2, 9 and 10* noting that the southern façade has little visibility, the northern façade historically had a building adjacent to it and that the existing secondary façade windows are not significant historic features.

Joe Mattox seconded the motion and the Historic Preservation Commission **approved** the case by a vote of **5/0** (members Bustos, Hardin, Heitman, Matthews and Mattox)

Case No. 2262-C
239 West 52nd Street
'Simpson-Yeomans/Country Side Historic District'
(construct retaining wall, stoop, steps, and sidewalk, extend wall)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Joe Ungashick**, requests approval to construct retaining wall, stoop, steps, and sidewalk, extend wall on the property at **239 West 52nd Street**, a contributing property in the **'Simpson-Yeomans/Country Side Historic District.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
EXHIBIT D - Application
EXHIBIT E - Affidavit of Publication
EXHIBIT F - Affidavit of Mailing
EXHIBIT G - Staff Report
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*
EXHIBIT I - Designation Ordinance #53323, 900803
EXHIBIT J - *Kansas City Urban Design Guidelines*
EXHIBIT K - *Kansas City Historic Resources Survey Form*
EXHIBIT L - Map
EXHIBIT M - Photographs
EXHIBIT N – Plans

That the applicant and property owner, Joe Ungashick, was in attendance to answer questions and was duly sworn. Mr Ungashick stated that the curve on the brick wall on 52nd street may include a neighborhood sign, but those plans are not final; that the limestone wall was chosen to blend with the limestone wall next to the house, but agreed to amend the application to use brick.

That the Commission discussed the design and materials of the proposed limestone retaining wall in relationship to the brick wall; the side stoop and steps; and noted that the proposed brick wall and fence in the right of way may alter the character of the corner of that property and that the wall would not be appropriate if it did not have a neighborhood marker.

That staff stated that they would work with the owner of the revised design and forward the commission comments to public works as part of the encroachment permit.

That no person spoke in opposition to the proposal.

Mike Hardin made a motion to approve the issuance of a Certificate of Appropriateness to construct brick retaining wall with a setback of a width of a brick, and sunroom steps is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2, 9 and 10*.

Joe Mattox seconded the motion and the Historic Preservation Commission **approved** the case by a vote of 5/0 (members Bustos, Hardin, Heitman, Matthews and Mattox)

Kansas City Register of Historic Places

Case No. 0091-D Amendment 'Quality Hill Thematic District'

Amending the boundaries and nomination of the 'Quality Hill Historic District' Generally bounded by W 10th St on the North, W 13th St on the South, Washington on the East, and Jefferson on the West and creating the 'Quality Hill Thematic District.'

Quorum: Bryant, Doswell, Heitman, Gangwere, Hardin, Matthews, Mattox, Ray

This case was automatically continued to the April 25, 2014 hearing due to lack of quorum.

National Register of Historic Places

Perfection Stove Company
1200 Union Avenue
Kansas City, Jackson County, Missouri

Quorum: No quorum established

This case was automatically continued to the April 25, 2014 hearing due to lack of quorum.

Section 106 Review Exempt Activities

106 Case No. 2014-HUD-0029: 5401 E 100th St

'5401 E 100th St Lead Abatement'

(replace windows; wet scrape, paint and prime window trim, doors and baseboards)

Exempt by Section III.A.1 of the Programmatic Agreement

106 Case No. 2014-HUD-0041: 6 E 127th Ter

'6 E 127th Ter Lead Abatement'

(replace windows; wet scrape, paint and prime window trim, doors and baseboards)

Exempt by Section III.A.1 of the Programmatic Agreement

106 Case No. 2014-HUD-0046: 1106 E 75th Ter

'1106 E 75th Ter Lead Abatement'

(replace windows; wet scrape, paint and prime window trim, doors and baseboards)

Exempt by Section III.A.1 of the Programmatic Agreement

106 Case No. 2014-HUD-0068: 4436 N Chestnut Ave

'4436 N Chestnut NNI CS Program'

(replace roofing, gutters and downspouts, repair window)

Exempt by Section III.B.2.f.7 and 8 of the Programmatic Agreement

106 Case No. 2014-HUD-0069: 2835 Madison Ave

'2835 Madison WHO MHR Program'

(replace sewer line)

Exempt by Section III.B.1.f of the Programmatic Agreement

106 Case No. 2014-HUD-0071: 430 Lawndale Ave

'430 S Lawndale Westside MHR Program'

(replace roofing and repair rafter tail inkind)

Exempt by Section III.B.2.f.8 of the Programmatic Agreement

106 Case No. 2014-HUD-0172: 2827 Campbell St

'2827 Campbell Westside MHR Program'

(replace water service and front sidewalk)

Exempt by Section IIIB.1.b and f of the Programmatic Agreement

106 Case No. 2014-HUD-0176: 3742 Wayne Ave

'3742 Wayne Ave INC MHR Program'

(replace roofing)

Exempt by Section III.B.2.f.8 of the Programmatic Agreement

These cases were automatically continued to the April 25, 2014 hearing due to lack of quorum.

New Business

Minutes – February 25, 2014 – Automatically continued to April 25, 2014

Update to Preservation Ordinance and Economic Hardship Criteria - Automatically continued to April 25, 2014

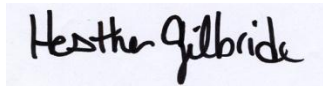
Commission Goals for 2014-2015 - Automatically continued to April 25, 2014

Old Business

None.

The meeting was adjourned at 11:48 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Heather Gilbride". The signature is written in a cursive, flowing style. The name "Heather" is written in a larger, more prominent script than "Gilbride". The signature is set against a light blue rectangular background.

Heather Gilbride
Administrative Assistant